

PLAN HOLD

DRAWING NUMBER
Long Point Manor
1/2

3997800

Sheet 1 of 2 Sheets

PLAT OF LONG POINT MANOR

ISLAND COUNTY WASH.

Scale 1" = 100'

Note -

Except as otherwise shown, all lot lines are at right angles to street center lines. Lot corner radii are all 25'.

$\Delta_2 = 28^\circ 35'$
 $R = 2052.87$
 $L = 1024.13$

$\Delta_1 = 17^\circ 35'$
 $R = 2052.87$
 $L = 630.00$

CERTIFICATES

I Geo. H Norris hereby certify that the annexed plat of Long Point Manor was made from an actual survey; that the dimensions are as shown in feet and decimals of feet, and corners and monuments have been set as shown on the face of this plat.

Witness my hand and official seal this 25th day of August AD 1952

Geo. H. Norris
Registered Civil Engineer

I, the Treasurer of Island County Wash. do hereby certify that all taxes have been paid on the above described property up to and including the year of 1953.

In witness whereof I have hereunto set my hand and affixed my official seal this 2nd day of Sept. AD 1952

Walter B. Howard
Treasurer of Island County
Washington

Examined and approved this 15 day of Sept AD 1952

Frank Hamlin
County Road Engineer

Presented to the Board of County Commissioners and approved this 15 day of SEPTEMBER AD 1952

Arthur W. Moa
Board of Commissioners

87374

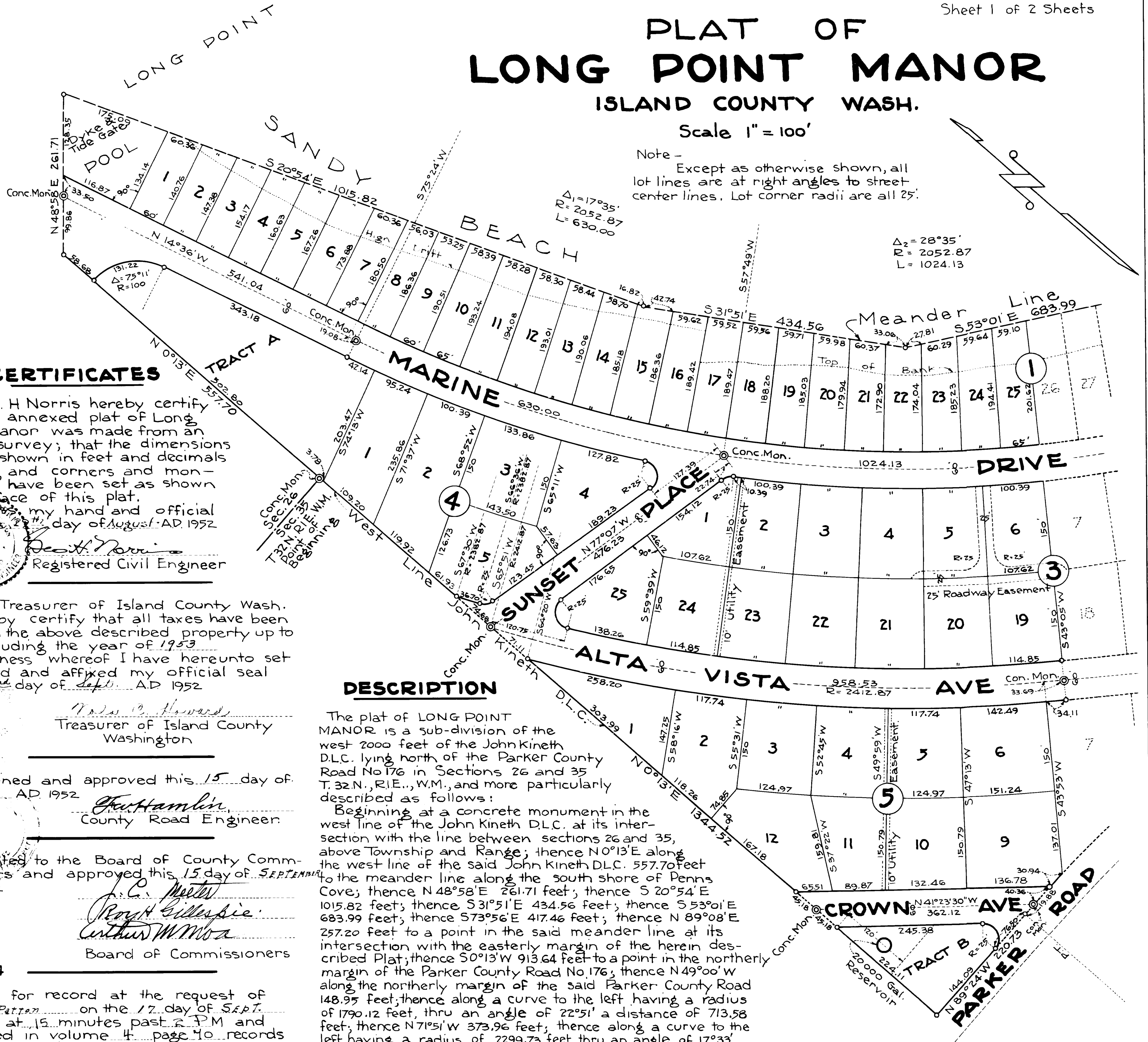
Filed for record at the request of Lloyd B. Patton on the 17 day of SEPT. AD 1952 at 15 minutes past 2 PM and recorded in volume 4 page 10 records of Plats of Island County Washington.

W. Libby
Auditor, Island Co. Wash.

DESCRIPTION

The plat of LONG POINT MANOR is a sub-division of the west 2000 feet of the John Kineth D.L.C. lying north of the Parker County Road No 176 in Sections 26 and 35 T. 32 N., R. 1 E., W. M., and more particularly described as follows:

Beginning at a concrete monument in the west line of the John Kineth D.L.C. at its intersection with the line between sections 26 and 35, above Township and Range; thence N 0° 13' E along the west line of the said John Kineth D.L.C. 557.70 feet to the meander line along the south shore of Penns Cove; thence N 48° 58' E 261.71 feet; thence S 20° 54' E 1015.82 feet; thence S 31° 51' E 434.56 feet; thence S 53° 01' E 683.99 feet; thence S 73° 56' E 417.46 feet; thence N 89° 08' E 257.20 feet to a point in the said meander line at its intersection with the easterly margin of the herein described Plat; thence S 0° 13' W 913.64 feet to a point in the northerly margin of the Parker County Road No 176; thence N 49° 00' W along the northerly margin of the said Parker County Road 148.95 feet; thence along a curve to the left having a radius of 1790.12 feet, thru an angle of 22° 51' a distance of 713.58 feet; thence N 71° 51' W 373.96 feet; thence along a curve to the left having a radius of 2299.73 feet, thru an angle of 17° 33' a distance of 704.42 feet; thence N 89° 24' W 220.73 feet to the west line of the said John Kineth D.L.C.; thence N 0° 13' E 1344.52 feet to the point of beginning.



AN HOLD

Long Point Manor
2/2

3997800

Sheet 2 of 2 Sheets.

PLAT OF LONG POINT MANOR

ISLAND COUNTY WASH.

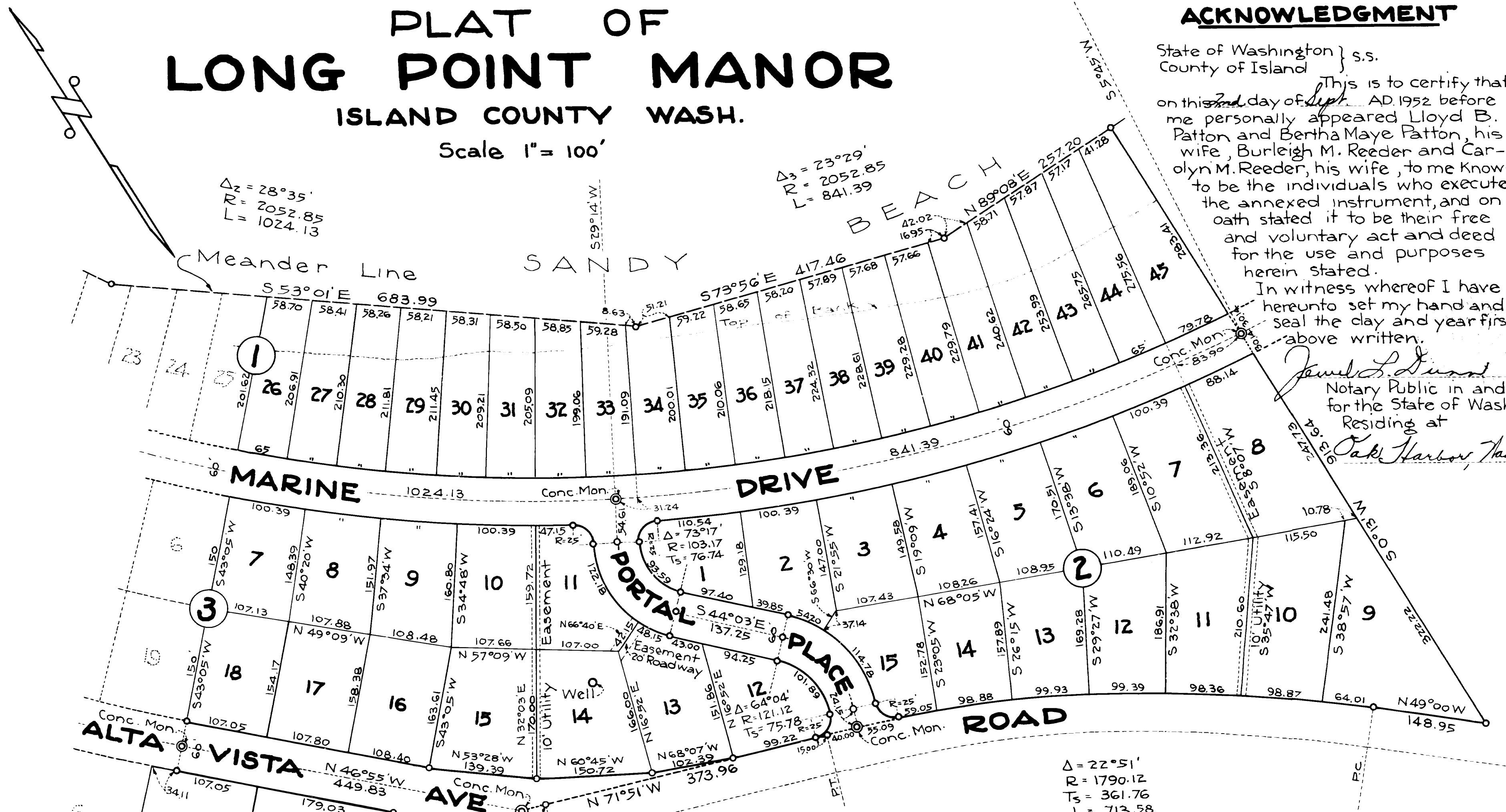
Scale 1" = 100'

ACKNOWLEDGMENT

State of Washington } s.s.
County of Island }
This is to certify that
on this 2nd day of Sept. AD 1952 before
me personally appeared Lloyd B.
Patton and Bertha Maye Patton, his
wife, Burleigh M. Reeder and Car-
olyn M. Reeder, his wife, to me known
to be the individuals who executed
the annexed instrument, and on
oath stated it to be their free
and voluntary act and deed
for the use and purposes
herein stated.

In witness whereof I have
hereunto set my hand and
seal the day and year first
above written.

Jewel L. Dunsen
Notary Public in and
for the State of Wash.
Residing at
Oak Harbor, Wash.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS;
That Lloyd B. Patton, Bertha Maye Patton, his
wife, also Burleigh M. Reeder and Caroline
Reeder, his wife, owners in fee simple of
the above described land as shown on the
annexed plat and hereafter to be known as
LONG POINT MANOR do hereby declare
this plat and dedicate to the use of the
public forever all streets, avenues, alleys,
utility easements and roadway easements
shown hereon; also the right to make all
necessary slopes for cuts and fills upon
the lots shown on this plat in the reasonable
original grading of all streets, avenues, alleys
and roadway easements shown thereon;
also the right to drain said streets, avenues,
alleys and roadway easements over and
across any lot or lots where water might
take a natural course after the road is graded.
The Pool. at the end of Marine Drive
are dedicated to the property owners in this plat for
their use and pleasure forever. Access to the beach
shall also be provided for the use and pleasure of the
property owners in this plat.
All lots, tracts or parcels of land in this plat are hereby
conveyed an undivided equal intrest in the entire Water
System consisting of the north 120 ft. of Tract B, the
Reservoir, the Pumping Plant and well, the Pipe Lines
and other parts of the system, it being understood

that each user of water will make his own connection,
install a meter and will pay according to the amount
of water consumed. Any disposition made of Lot
14, Block 3, shall reserve the right of access to the
community well, and its use restricted to purposes
that will not contaminate the well so long as it is
used for domestic supply.
All lots, tracts or parcels of land abutting on Marine
Drive are subject to the following restrictions:
No building shall be constructed on any lot, tract
or parcel of land inconsistent with accepted stan-
dards of construction or not in harmony with near
by improvements. All building exteriors to be com-
pleted within one year after start of construction.
Dwellings shall have a minimum floor area of 800
square feet. All buildings shall be erected on the
ground and no buildings shall be moved into the
above area from other locations. No lot, tract or parcel
shall be divided and sold or re-sold or ownership
changed or transferred whereby the ownership of any
portion of the above described area shall be less
than 4500 square feet or less than 40 feet at its
narrowest part.

In Witness Whereof, we have hereunto set our
hands and seals this 2nd day of Sept. 1952.

Lloyd B. Patton
Bertha Maye Patton
Burleigh M. Reeder
Carolyn M. Reeder

CERTIFICATE OF TITLE

We, the undersigned do hereby certify that
the record title to the lands herein described
is vested in Lloyd B. Patton, Bertha Maye
Patton, his wife, also Burleigh M. Reeder and
Carolyn M. Reeder, his wife, in fee simple,
subject to unpaid local improvement
assessments, if any, and subject further
to the following encumbrances: *Contract*
from Reeder to Patton

In testimony whereof the Mount Vernon
Abstract and Title Company has caused its
corporate name to be hereunto subscribed
and its corporate seal to be affixed this
2nd day of Sept. AD 1952 at 8:00 o'clock AM.

Mount Vernon Abstract & Title Co.
B. C. Reeder
Manager